

4.0 BUILDING REQUIREMENTS

4.1 Space Tabulation

Listed below is the current space tabulations based on the Concept Design included as an attachment in Part 6. Verification is necessary by the Design-Build team during design development to obtain all desired spaces by the tenant.

4.2 Space Relationships

Concept Design drawings for the P707 MSAU HQ-BEQ and MCESG Annex, included as attachments in Part 6, are intended to show general building room adjacencies, orientation, schematic concepts for the civil, architectural, mechanical, and electrical systems. They are intended to demonstrate a test fit of the program requirements.

Customer's requirements must be verified post award, which may result in a redesign and should be anticipated at no additional cost to the government.

The drawings are the property of the Government and shall not be used for any purpose other than that intended by the contract.

All work included within the public and circulation areas in this project must conform to the ADA Accessibility Guidelines.

4.3 Exterior Character

The exterior character of the P707 MSAU HQ-BEQ and the MCESG Annex buildings must be in the Georgian-Style of architecture that exists in the immediate surrounding buildings at the Marine Corps Base at Quantico and as indicated in the BEAP manual and as indicated by the architectural drawings included as attachments in Part 6 of this RFP.

The building entrances must be well defined and the buildings must have simple rectangular shapes and massing similar to the adjacent buildings. Provide bronze dedication plaque at the both main entrances. All exterior finishes must have durable finishes and be low maintenance. The exterior walls shall be face brick on concrete masonry units and each elevation of the MSAU HQ-BEQ building shall have projections to break up the larger flat surfaces and to give a more distinct character to the building. Provide a polyurethane classically detailed cornice and soffit trim in accordance with the BEAP and adjacent buildings. Size of the cornice and soffit trim must match the scale of the overall building massing.

The face brick, stone (cast stone or precast concrete) accents and sills, window designs and concrete finish shall match the adjacent buildings and meet the Design Guidelines of the Base Exterior Architectural Plan (BEAP). Brick rowlocks, brick quoining and brick bonding patterns, including common bond brick patterns for the face brick exteriors, shall be provided in accordance with the BEAP. The exterior appearance shall be compatible with adjacent buildings on the site. Cast stone or precast concrete columns, entablature, and pediment shall be provided at the entries and exits in accordance with the BEAP. Cast stone/precast concrete water tables will be used as well as cast stone or precast concrete keystones will be used in the design. Cast stone/precast concrete water tables shall be designed to account for grade differences at all buildings. For water tables exceeding heights over 3'-0", detailing including but not limited to,

banding, paneling, insets, reveals, control joints, etc., shall be incorporated for a design that is architecturally proportional to the exterior character and meeting BEAP requirements.

Windows shall be provided on all elevations of each facility, except as noted. Coordinate the window locations with the interior partitions and room layouts. Double hung operable window will be used for both buildings and doors and door frames and roof dormers shall be white in accordance with Main side Exterior Finishes Materials Palette of the BEAP. Precast windowsills shall be provided. Brick jack arches (flat) and curved arches will be used at the windows and man-doors where shown on the architectural drawings included as attachments in Part 6 of this RFP.

The MSAU HQ-BEQ building shall also incorporate into the design faux, mannerist brick inset (windows) mimicking actual windows and having over dimensions of the adjacent windows for a balanced classical facade. These faux windows are in rooms that are not required to have actual windows or windows not permitted.

Roof dormers design for the MSAU HQ-BEQ building shall match adjacent buildings and be in accordance with the BEAP. The standing seam metal roof shall be a slate gray color. Pre-finished metal gutters and downspout must match the color schemes as indicated in the BEAP and match adjacent buildings.

Railings and bollards shall be painted galvanized steel designed in accordance with the BEAP.

The dumpster and mechanical equipment brick enclosures are to match the brick of the MSAU HQ-BEQ building. The dumpster walls are to have face brick, CMU backup, and precast caps. Provide prefinished swing gates to the dumpster and mechanical equipment enclosure matching the adjacent buildings.

Compound Access Control (CAC) building is approximately 80 SF, will consist of face brick on concrete masonry units, stone (cast stone or precast concrete) water table, accents and sills, window designs and concrete finish to match adjacent buildings and shall meet the Design Guidelines of the Base Exterior Architectural Plan (BEAP). The exterior walls shall consist of load bearing CMU backup and metal trusses with metal decking. Insulation will have minimum R-values as required by code and UFC standards. The standing seam metal roof shall be a slate gray color. Pre-finished metal gutters and downspout must match the color schemes as indicated in the BEAP and match adjacent buildings on proposed site.

This project does not require submission and approval by the National Capitol Planning Commission or the Virginia State Historic Preservation Officer.

The design and construction shall comply with the latest UFC 4-010-01, "DoD Minimum Antiterrorism Standards for Buildings," including Changes.